

**ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE  
ACTION AGENDA  
THURSDAY, OCTOBER 19, 2017**

The Zoning Administrator will consider the following applications at a Public Hearing to be held in the CDRA Building, Planning Commission Hearing Room, at 3091 County Center Drive in Auburn. Due legal notification of these applications was given to the interested public agencies, County Departments, and to property owners within 300 feet of the property lines of the subject property.

Note: The Applicant or an authorized representative should be present in order to present information and/or testimony relative to the application. The Zoning Administrator may take whatever action he deems appropriate, whether or not the applicant or an authorized representative is present.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Materials related to an item on this Agenda that are submitted to the Zoning Administrator Clerk after distribution of the agenda packet, are available for public inspection in the Planning Services Division located at 3091 County Center Drive, Auburn, CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodations, including auxiliary aids or services, please contact the Zoning Administrator Clerk. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk, five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

<b>PLACER COUNTY ZONING ADMINISTRATOR</b>	
9:00 a.m.  NO COMMENT	<b>PUBLIC COMMENT</b> Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Zoning Administrator, matters <u>not included</u> on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Zoning Administrator.
9:00 a.m.  APPROVED	<b>VARIANCE (PLN17-00269) BURNETT CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</b> Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Harry and Eugenia Burnett for the approval of a Variance to allow for a 10-foot (8-foot to eave) side setback from the north east property line where 30-feet would normally be required

	<p>for an existing 840-square foot detached garage/storage shed. The subject property, Assessor's Parcel Number 073-110-020-000, comprises approximately 0.85 acres, is currently zoned Residential Single Family, combining Agriculture, combining minimum Building Site of 43,560 square feet (or a 1.0 acre min) (RS-AG-B-43) and is located at 272 Bon Vue Court, in the Applegate area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15305(a) of the California Environmental Quality Act Guidelines and Section 18.36.070 (A.1) of the Placer County Environmental Review Ordinance (Class 5 – Minor alterations in land use limitations). The Planning Services Division contact, Bennett Smithhart, can be reached by phone at (530) 745-3039 or bsmithha@placer.ca.gov.</p>
<p>9:10 a.m.</p> <p>APPROVED</p>	<p><b>VARIANCE (PLN17-00293)</b>  <b>MARKIN</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 3 SUPERVISOR (HOLMES)</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Roger and Lindsay Markin for the approval of a Variance to allow for a 0-foot front setback (along Ridgeview Lane) from the edge of easement where 50-feet would normally be required to install an approximate 360 square foot ground mounted solar array. The subject property, Assessor's Parcel Number 032-124-038-000, comprises approximately 3.1 acres, is currently zoned Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre min., (RA-B-100)) and is located at 7411 Callison Road, in the Penryn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303(e) of the California Environmental Quality Act Guidelines and Section 18.36.050E of the Placer County Environmental Review Ordinance (Class 3 – New Construction of Small Structures). The Planning Services Division contact, Bennett Smithhart can be reached by phone at (530) 745-3039 or bsmithha@placer.ca.gov</p>
<p>9:20 a.m.</p> <p>APPROVED</p>	<p><b>VARIANCE (PLN17-00280)</b>  <b>QUINLAN</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Karen Quinlan for the approval of a Variance to allow for a 9-foot front pool setback (along Hillcrest Dr.) from the edge of easement and a 9-foot front pool setback (along Alta Dr.) from the edge of easement, where 25 feet would be normally required, to construct a pool. In addition the property owner is requesting approval of a Variance to allow for a 6-foot solid fence where a 3-foot fence would normally be required. The subject property, Assessor's Parcel Number 054-210-003-000, comprises approximately 0.2843 acres, is currently zoned Residential Single Family (RS) and is located at 191 Hillcrest in the Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303(e) of the California Environmental Quality Act Guidelines and Section 18.36.050E of the Placer County Environmental Review Ordinance (Class 3 – New Construction of Small Structures).The Planning Services Division contact, Bennett Smithhart, can be reached by phone at (530) 745-3039 or bsmithhar@placer.ca.gov.</p>
<p>9:30 a.m.</p>	<p><b>VARIANCE (PLN17-00278)</b>  <b>HOLMAN</b></p>

APPROVED	<p><b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Howard and Sheryl Holman for the approval of a Variance to allow for an 11-feet side setback (south property line), where 30 feet would be normally required, for the construction of an approximate 580 square foot carport. The subject property, Assessor's Parcel Number 076-335-012-000, comprises approximately 1.06 acres, is currently zoned Residential Single Family, combining Agriculture, combining a minimum Building Site of 100,000 square feet (RS-AG-B-100) and is located at 6060 Virginia Drive, in the Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303(e) of the California Environmental Quality Act Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 – New Construction of Small Structures). The Planning Services Division contact, Bennett Smithhart, can be reached by phone at (530) 745-3039 or bsmithha@placer.ca.gov</p>
<p align="center"><b>ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND  RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</b></p>	
<p>9:40 a.m.</p> <p>APPROVED</p>	<p><b>MINOR LAND DIVISION RE-APPROVAL PMLD 20040355</b>  <b>GARCIA</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 3 HOLMES</b></p> <p>Notice is hereby given that the Placer County Parcel Review Chairman will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Gerald and Betty Garcia for the Re-approval of a Minor Land Division to allow for the subdivision of an approximately 6.3 acre parcel into two parcels consisting of 3 acres and 3.3 acres. The subject property, Assessor's Parcel Numbers 032-193-008-000, 032-252-019-000 &amp; 032-252-028-000, is zoned RA-B-100 (Residential Agriculture, combining Minimum Building Site designation of 100,000 square feet) and is located at 7940 Gilardi Road in the Penryn area, approximately 0.6 miles east of the intersection of Taylor Road and Rock Springs Road. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15304 of the CEQA Guidelines and Section 18.36.060 of the Placer County Environmental Review Ordinance (Class 4 – Minor Alterations to Land). The Planning Services Division contact, Melanie Jackson can be reached by phone at (530) 745-3036 or by email at mjackson@placer.ca.gov.</p>
<p align="center"><b>ADJOURN AS THE PARCEL REVIEW COMMITTEE AND  RECONVENE AS THE PLACER COUNTY ZONING ADMINISTRATOR</b></p>	
<p>9:50 a.m.</p> <p>APPROVED</p>	<p><b>VARIANCE (PLN17-00281)</b>  <b>SINGH</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 4 SUPERVISOR UHLER</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Aman and Naileshni Singh for the approval of a Variance to allow for a 15-feet side setback (north property line), where 25-feet would normally be required, for the installation of a ground mount solar array. The subject property, Assessor's Parcel Number 050-200-036-000, comprises approximately 0.9429 acres, is</p>

	<p>currently zoned Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet and a Planned Development of 1 dwelling unit per acre (RS-AG-B-40 PD1) and is located at 6136 Reservoir Court, in the Granite Bay area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303(e) of the California Environmental Quality Act Guidelines and Section 18.36.050(E) of the Placer County Environmental Review Ordinance (Class 3 - New Construction of Accessory Structures). The Planning Services Division contact, Bennett Smithhart, can be reached by phone at (530) 745-3039 or <a href="mailto:bsmithha@placer.ca.gov">bsmithha@placer.ca.gov</a>.</p>
<p>10:00 a.m.  APPROVED</p>	<p><b>VARIANCE (PLN17-00298)</b>  <b>DEPIETRO</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owner, Diana Marion Depietro, for the approval of a Variance to allow for a 0-foot front setback, where 25-foot would normally be required, to build a 22-foot by 22-foot garage. The subject property, Assessor's Parcel Number 037-210-019-000, comprises approximately 0.2253 acres, is currently zoned Residential Single Family, combining a minimum building site of 10,000 square feet (RS-B-10) and is located at 3769 Mountain View Drive in the Loomis area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15301(e) of the California Environmental Quality Act Guidelines and Section 18.36.030E of the Placer County Environmental Review Ordinance (Class 1 – Existing Facilities).The Planning Services Division contact, Bennett Smithhart, can be reached by phone at (530) 745-3039 or <a href="mailto:bsmithhar@placer.ca.gov">bsmithhar@placer.ca.gov</a>.</p>
<p>10:10 a.m.  APPROVED</p>	<p><b>MINOR USE PERMIT MODIFICATION (PLN17-00230)</b>  <b>LOOMIS BASIN EQUINE MEDICAL CENTER</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Dr. Langdon Fielding, DVM on behalf of Loomis Basin Equine Medical Center, for approval of a Minor Use Permit Modification for a previously approved Minor Use Permit that allowed construction and operation of an 8,550-square foot veterinary facility. The subject property, Assessor's Parcel Number 032-244-071-000, comprises approximately 7.68 acres, is currently zoned RA-B-X 4.6 (Residential Agricultural, Combining Building Site 4.6 acre minimum) and is located 0.5 miles north of the intersection of Penryn Road and Interstate 80, on the east side of Penryn Road at 2973 Penryn Road, in the Penryn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15301 (e) of the California Environmental Quality Act Guidelines and Section 18.36.030 of the Placer County Environmental Review Ordinance (Class 1, Existing Facilities).The Planning Services Division contact, Emily Setzer, can be reached by phone at (530) 745-3067 or <a href="mailto:esetzer@placer.ca.gov">esetzer@placer.ca.gov</a></p>
<p>10:20 a.m.  APPROVED</p>	<p><b>VARIANCE (PLN17-00213)</b>  <b>HALOG</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a</p>

	<p>request from the property owners, Julio and Fiona Halog for the approval of a Variance to reduce the front setback requirement of 75 feet from the centerline of the traveled way along the east property line to allow a setback of 30 feet from the edge of the access easement in order to construct a 40-foot wide by 50-foot long (2,000 square foot) agricultural building (barn/workshop). The subject property, Assessor's Parcel Number 075-040-081-000, comprises approximately 4.9 acres, is currently zoned F-B-X-4.6 PD0.22 (Farm, combining minimum Building Site of 4.6 acres and a Planned Development of .22 dwelling units per acre) and is located at 11262 Lone Star Road, in the Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Sections 15303(e) and 15305(a) of the California Environmental Quality Act Guidelines and Section 18.36.050(E) and 18.36.070(A)(1) of the Placer County Environmental Review Ordinance (Class 3 - New construction of Accessory Structures, and Class 5 – Minor Alterations in Land Use Limitations). The Planning Services Division contact, Patrick Dobbs, can be reached by phone at (530) 745-3060 or <a href="mailto:pdobbs@placer.ca.gov">pdobbs@placer.ca.gov</a>.</p>
<p>10:30 a.m.</p> <p>APPROVED</p>	<p><b>VARIANCE (PLN17-00274)</b>  <b>ROBINSON</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Christina Robinson and David Burness for the approval of a Variance to the watercourse setback requirement of 100 feet from the centerline of a man-made canal to allow a setback of 25 feet from the canal's centerline in order to construct a new concrete retaining wall and foundation for the installation of a new 2,048 square foot manufactured home. The subject property, Assessor's Parcel Number 077-150-077-000, comprises approximately 2.5 acres, is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre min) and is located at 15385 Neils Road, in the Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15305 of the California Environmental Quality Act Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance (Class 5 – Minor Alterations in Land Use Limitations). The Planning Services Division contact, Patrick Dobbs, can be reached by phone at (530) 745-3060 or <a href="mailto:pdobbs@placer.ca.gov">pdobbs@placer.ca.gov</a>.</p>
<p>10:40 a.m.</p> <p>APPROVED</p>	<p><b>VARIANCE (PLN17-00276)</b>  <b>GLASSCO</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Kimball and Laura Glassco, for the approval of a Variance to the residential accessory structure floor area maximum to allow for construction of a 24-foot by 26-foot (624 square foot) detached single-story garage which would result in a total cumulative accessory structure floor area of 2,135-square feet, where normally 2,000-square feet is the maximum cumulative allowable floor area for residential accessory structures on parcels less than 1.0 acre. The subject property, Assessor's Parcel Number 062-040-014-000, comprises approximately 0.7642 acres, is currently zoned RS-Dh (Residential Single Family, combining Design Historical) and is located at 33055 Main Street, in the Dutch Flat area. The Zoning Administrator will also consider a finding of</p>

	<p>Categorical Exemption in accordance with Section 15303(e) of the CEQA Guidelines and Section 18.36.050(E) (Class 3 – New construction of Accessory Structures) of the Placer County Environmental Review Ordinance. The Planning Services Division contact, Patrick Dobbs, can be reached by phone at (530) 745-3060 or <a href="mailto:pdobbs@placer.ca.gov">pdobbs@placer.ca.gov</a>.</p>
<p>10:50 a.m.</p> <p>CONTINUED TO NOVEMBER 16, 2017</p>	<p><b>VARIANCE (PLN17-00289)</b>  <b>NASELLO</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Samuel and Laurel Nasello, for the approval of a Variance to allow for the construction of an approximately 900 square foot detached garage 20 feet from the south side property line (where 30 feet is normally required) and 15 feet from the north property line (where 30 feet is normally required). The subject property, Assessor's Parcel Number 051-050-001-000, comprises approximately 0.4679 acres, is currently zoned RS-AG-B-43 [Residential Single Family, combining Agriculture, combining a minimum Building Site designation of 43,560 square feet (or 1.0 acre minimum)] and is located at 3980 Bell Road, on the corner of Joeger and Bell Roads in the Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 – New Construction or Conversion of New Structures) and Section 15303 of the CEQA Guidelines. The Planning Services Division contact, Melanie Jackson, can be reached by phone at (530) 745-3036 or by email at <a href="mailto:mjackson@placer.ca.gov">mjackson@placer.ca.gov</a>.</p>
<p><b>ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</b></p>	
<p>11:00 a.m.</p> <p>WITHDRAWN</p>	<p><b>MINOR LAND DIVISION EXTENSION OF TIME (PMLD 20130357)</b>  <b>REYNOLDS</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 4 SUPERVISOR UHLER</b></p> <p>Notice is hereby given that the Placer County Parcel Review Committee will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Sean and Jeanne Reynolds, for the approval of a Minor Land Division Extension of Time that was originally approved on August 21, 2014. The subject property, Assessor's Parcel Number 046-140-027-510, comprises approximately 2.3 acres, is currently zoned Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 sq. ft.(RS-AG-B-40) and is located at 7925 S. Shadow Oaks Lane, in the Granite Bay area. The Parcel Review Committee will also consider a finding of Categorical Exemption in accordance with Section 15315 of the CEQA Guidelines and Section 18.36.170 of the Placer County Environmental Review Ordinance (Class15 – Minor land divisions). The previous Reynolds Minor Land Division Mitigated Negative Declaration (SCH #2014062070) was adopted for the project on August 21, 2014 by the Parcel Review Committee. The Planning Services Division contact, Nick Trifiro, can be reached by phone at (530) 745-3069 or <a href="mailto:ntrifiro@placer.ca.gov">ntrifiro@placer.ca.gov</a>.</p>
<p>11:05 a.m.</p> <p>APPROVED</p>	<p><b>CERTIFICATE OF COMPLIANCE (PLN17-00308)</b>  <b>BARNES/CHANG</b>  <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</b></p> <p>County review of the history of Assessor's Parcel Number 258-050-008-000 make a statement as to the compliance with the Subdivision Map Act</p>

	(i.e., this is a legally created, saleable piece of land). Subject parcel is zoned RF-B-X-100 (Residential Forest, combining minimum Building Site of 100 acres) and is located at 4000 Yankee Jims Road in the Foresthill area.
11:06 a.m.  APPROVED	<b>CERTIFICATE OF COMPLIANCE (PLN17-00313)</b> <b>DOUGLASS</b> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</b> County review of the history of Assessor's Parcel Number 077-050-022-000 make a statement as to the compliance with the Subdivision Map Act (i.e., this is a legally created, saleable piece of land). Subject parcel is zoned F-B-X-4.6 (Farm, combining minimum Building Site of 4.6 acres) and is located on Neils Road in the Auburn area.
11:07 a.m.  APPROVED	<b>MINOR BOUNDARY LINE ADJUSTMENT (PLN17-00251)</b> <b>DENIO</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 2 SUPERVISOR WEYGANDT</b> Minor Boundary Line Adjustment on Assessor's Parcel Number 021-272-063-000 to reconfigure the subject parcel. The property is zoned F 4.6 AC MIN (Farm, combining a minimum Building Site of 4.6 acres) and is located in the Lincoln area.
11:08 a.m.  APPROVED	<b>MINOR BOUNDARY LINE ADJUSTMENT (PLN17-00079)</b> <b>KLENK/BROWN</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</b> Minor Boundary Line Adjustment on Assessor's Parcel Number 080-350-045-000 to reconfigure the subject parcel. The property is zoned RS-B-X-1 (Residential Single Family, combining minimum Building Site of 1 Acres) and is located in the Truckee area.
11:09  APPROVED	<b>MINOR BOUNDARY LINE ADJUSTMENT (PLN17-00220)</b> <b>ADAMS</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</b> Minor Boundary Line Adjustment on Assessor's Parcel Number 258-040-003-000 to reconfigure the subject parcel. The property is zoned RF-B-X-5 (Residential Forest, combining minimum Building Site of 5 acres) and is located in the Foresthill area.
11:10  APPROVED	<b>MINOR BOUNDARY LINE ADJUSTMENT (PLN17-00243)</b> <b>QUINCY</b> <b>CATEGORICAL EXMPTION</b> <b>SUPERVISORIAL DISTRICT 4 SUPERVISOR UHLER</b> Minor Boundary Line Adjustment on Assessor's Parcel Number 468-030-003-000 to reconfigure the subject parcel. The property is zoned RS-AG-B-40 (Residential Single Family Agriculture, combining minimum Building Site of 40,000 square feet) and is located in the Roseville area.